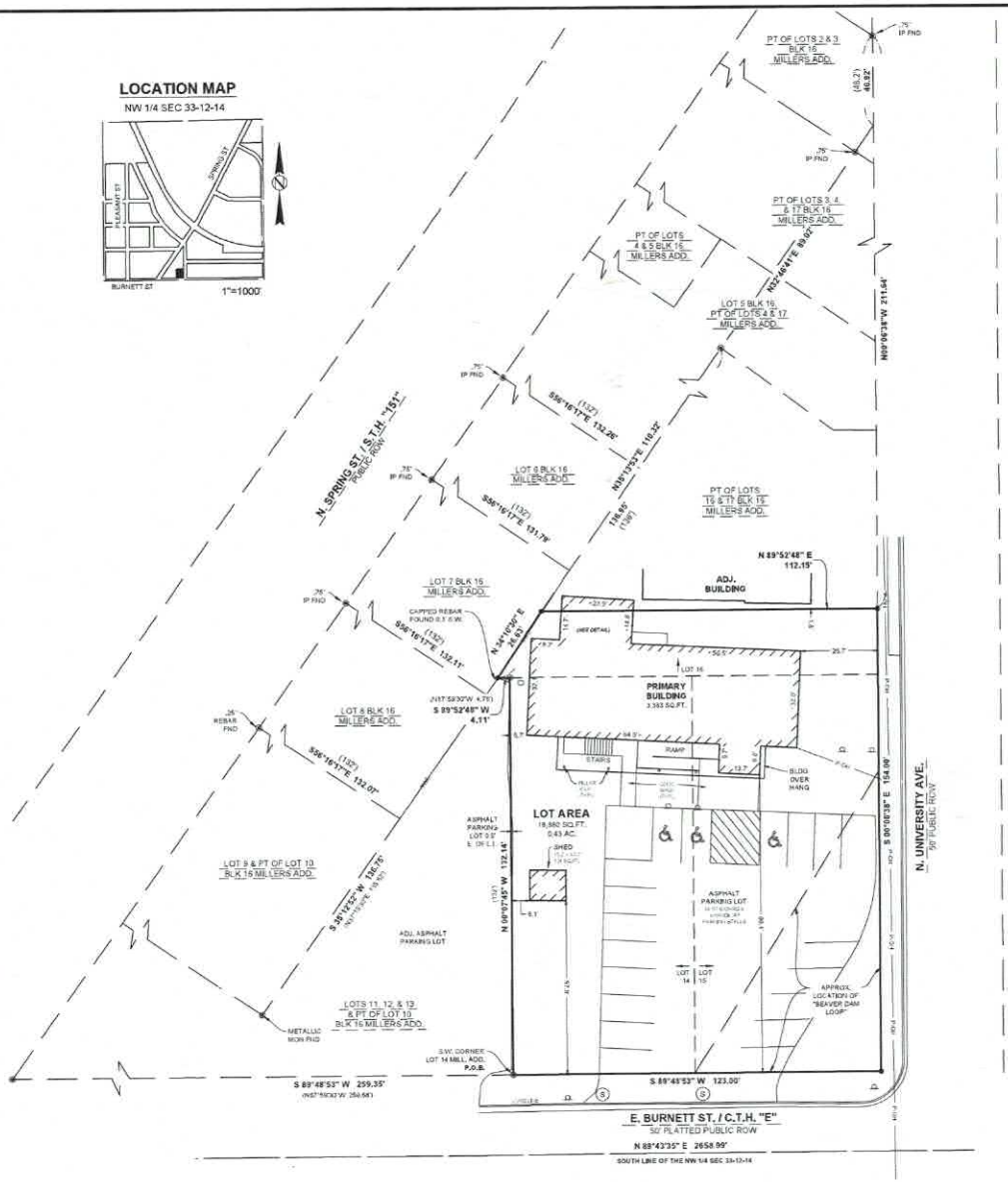
ALTA/NSPS
LAND TITLE SURVEY

ALL OF LOTS 14, 15, AND PART OF LOT 16,
BLOCK 16, OF MILLER'S ADDITION TO BEAVER DAM,
AND LANDS LOCATED IN THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 12 NORTH, RANGE 14 EAST,
CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN



LEGAL DESCRIPTION

PER FILE NO. 2123358

Lots 14, 15 and 16, except the North 53 feet of said Lot 16, all in Block 16, Miller's Addition to Beaver Dam, in the City of Beaver Dam, County of Dodge, State of Wisconsin, excepting land heretofore deeded to railway.

ALSO, all that strip, piece or parcel of land of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, formerly owned by the Wisconsin Department of Transportation commonly referred to as the "Beaver Dam Loop", located in Block 16 of Miller's Addition, lying between the North line of Burnett Street and the West line of North University Avenue (formerly College Street), in the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 12 North, Range 14 East, in the City of Beaver Dam, County of Dodge, State of Wisconsin.

Tax Key No. 206-1214-3313-128

AS SURVEYED AS

All of Lots 14, 15 and part of Lot 16, except the North 53 feet of said Lot 16, all in Block 16, Miller's Addition to Beaver Dam, in the City of Beaver Dam, County of Dodge, State of Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of Lot 14, Block 16, of Miller's Addition to Beaver Dam; thence North 00°07'45" West along the West line of said Lot 14, a distance of 132.14 feet to the South line of Lot 16, Block 16, of said Miller's Addition; thence South 89°52'48" West, along the South line of said Lot 16, a distance of 4.11 feet; thence North 34°10'30" East, along the Southeast line of Lot 7, Block 16 of Miller's addition, 26.63 feet; thence North 89°52'48" East, 112.15 feet to a point on the West line of North University Avenue right of way; thence South 00°06'38" East along said West line, 154.00 feet to the North line of East Burnett Street / County Trunk Highway "E"; thence South 89°48'53" West, along the North line of said East Burnett Street, 123.00 feet to the Point of Beginning.

LEGEND

- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ● - 11/16", 1.5 LB/LIN FT., REBAR SET
- (XXXXXXXX) - RECORDED AS
- L.L. - LOT LINE
- XWD - WOOD FENCE
- P-OH - OVER HEAD POWER LINE
- Ⓢ - SANITARY MAN HOLE
- ⌂ - BSN

TABLE "A"

1. MONUMENTS HAVE BEEN FOUND OR SET AT ALL MAJOR CORNER OF SUBJECT PROPERTY BOUNDARY.

2. ADDRESS OF SUBJECT PROPERTY:
110 EAST BURNETT ST
BEAVER DAM, WI 53916

3. ENTIRE SUBJECT PROPERTY LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, PER FEMA FIRMETTE PANEL 55027C0354G, EFFECTIVE 5/13/2014.

4. SUBJECT PROPERTY AREA 18,880 SQUARE FEET, 0.43 ACRES.

7(a). DIMENSIONS OF BUILDING FOOTPRINTS AT GROUND LEVEL GRAPHICALLY DEPICTED HEREIN.

7(b)(1). SQUARE FOOTAGES OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREIN.

9. SUBJECT PROPERTY CONTAINS 3 HANDICAP, AND 14 STANDARD PARKING STALLS.

16. NO EVIDENCE OF RECENT EARTH WORK OBSERVED AT THE TIME OF FIELD WORK.

17. NO PLANNED ROAD WORK ON E. BURNETT ST., OR N. UNIVERSITY AVE., IN THE CITY OF BEAVER DAM'S 5 YEAR PLAN, PER CONVERSATION WITH DIRECTOR OF ENGINEERING ON 2-16-2022

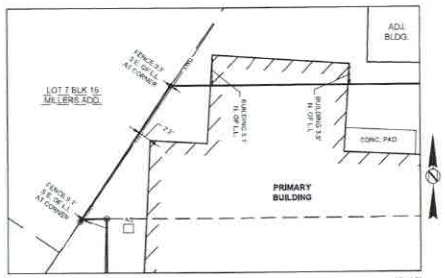
19. LIABILITY LIMITS PURSUANT TO AGREEMENT FOR PROFESSIONAL SERVICES.

EXCEPTIONS

PER FILE NO. 2123358

10. Reservation of rights and easements contained in Quit Claim Deed recorded November 5, 2001 as Document No. **942964. Not graphically depictable.**

NORTHWEST LOT DETAIL



To: Those who Mortgage the Property
it's successors and/or assigns
Green Valley Enterprises, Inc. of Beaver Dam
Knight Barry Title, Inc.
Opportunities, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 9, 16, 17 and 19 of Table A thereof. The field work was completed on 2-9-2022.

DATED THIS 17TH DAY OF FEBRUARY, 2022.
REVISED THIS 1ST DAY OF APRIL, 2022.

KEITH A. KINDRED, PLS S-2082

BEARINGS AND DISTANCES REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM, ON THE SOUTH LINE OF THE NORTHWEST 1/4 AS N89°43'35"E, SECTION 33-12-14

scale 10 0 20 40 feet

NO.	BY	DATE	REVISIONS
1	ERO	4-1-2022	REVISED TO "SURVEYED AS" LEGAL

SEH FILE NO. 0VEST
PROJECT NO. 185387
ISSUE DATE 2-17-2022
DRAWN BY ERO
DESIGNED BY —
CHECKED BY KAK

SEH
PHONE 414.988.8315
501 MAPLE AVENUE
DELAFIELD, WI 53018-8951
WWW.SEHINC.COM

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOTS 14, 15, AND PART OF LOT 16, BLOCK 16, OF MILLER'S ADDITION TO BEAVER DAM, AND LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN

SHEET
1 OF 1

A:\PROJECTS\185387\3-WORK\SURV\LDT\0VEST ALTA.DWG